

Section IV.D. Narrative Information Sheet

Based on the FY19 EPA Guidelines for Brownfields Assessment Grants, the following specific information is provided below:

1. Applicant Identification:

Name of Applicant: Community Development Authority of the City of West Allis (CDA)
Address of Applicant: 7525 West Greenfield Avenue, Wisconsin 53214
Applicant DUNS Number: 0761455800000

2. Funding Requested:

- a. Grant Type: Community-Wide Assessment Grant
- b. Federal Funds Requested
 - i. \$300,000
 - ii. The CDA is not requesting a cost share waiver.
- c. Contamination: Petroleum and Hazardous Substances (\$80,000 Petroleum and \$220,000 Hazardous Substances)

3. Location: The grant will be implemented in the City of West Allis, Milwaukee County, Wisconsin.

4. Property Information for Site Specific Grants: This FY19 EPA Assessment Grant Application is for Community-Wide assessment.

5. Contacts:

- a. Project Director:
Name: Mr. Patrick Schloss, Manager, Community Development Division
Contact: (414) 302-8468(p); (414) 302-8401(f); Email: pschloss@westalliswi.gov
Mailing Address: Community Development Authority, 7525 W. Greenfield Avenue, West Allis, Wisconsin 53214
- b. Chief Executive:
Name: Mr. John Stibal, Executive Director
Contact: (414) 302-8462(p); (414) 302-8401(f); Email: jstibal@westalliswi.gov
Mailing Address: Community Development Authority, 7525 W. Greenfield Avenue, West Allis, Wisconsin 53214

6. Population:

General population of West Allis: 60,546 (2013-2017 American Community Survey)

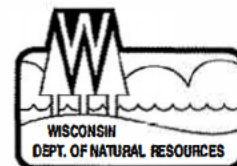
7. Other Factors Checklist: The items checked in the table below apply to our community. The identified page numbers indicate where this information is provided in the ranking criteria narrative of the grant application.

	Other Factors	Page #
	Community population is 10,000 or less.	

	Other Factors	Page #
	The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	The proposed brownfield site(s) is impacted by mine-scarred land.	
	Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	
X	The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2, 3
	The proposed site(s) is in a federally designated flood plain.	
X	The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	3
X	30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield sites within the target area.	2, 6, 7

8. Letter from the State Environmental Authority

A letter of acknowledgement, dated January 18, 2019 from Ms. Darsi Foss of the Wisconsin Department of Natural Resources, is attached.



January 18, 2019

Mr. John Stibal
Executive Director
Community Development Authority of the City of West Allis
7525 W. Greenfield Avenue
West Allis, WI 53214

Subject: State Acknowledgement Letter for the Community Development Authority of the City of West Allis
Brownfield Assessment Grant (\$80,000 Petroleum, \$220,000 Hazardous Substances)

Dear Mr. Stibal:

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the Community Development Authority of the City of West Allis for U.S. Environmental Protection Agency Brownfield Grant funds identified above.

The Wisconsin DNR is fully committed to a collaborative partnership with the Community Development Authority of the City of West Allis, and will support your brownfield assessment and remediation efforts in many ways, including:

- The Wisconsin DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with these individuals, in your community, to answer questions and discuss local plans, options and best practices.
- The Wisconsin DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining EPA funding for this grant application is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,

Darsi Foss, Director
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources

Copy: Margaret Brunette – DNR SER

Section IV.E. Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: The City of West Allis, Wisconsin is one of the largest suburbs of the City of Milwaukee, located in southeastern Wisconsin with the shore of Lake Michigan located less than 7 miles to the east. West Allis is a first-ring industrial suburb that developed its economy centered on heavy manufacturing in the early 20th century. Immense industrial growth continued in the City throughout World War I and the 1920s, and following World War II, the City remained heavily engaged in manufacturing, with business booming throughout the community well into the 1970s (West Allis Historical Society, 2018). In 1979, the City of West Allis had 14,701 jobs in the manufacturing sector of its economy, which represented 47.5% of all jobs within the City. The City's namesake is the former Allis-Chalmers Company, a heavy equipment and farm machinery manufacturer that established operations in the city in 1902, spurring other industrial development and considerable residential growth (West Allis Historical Society, 2018).

This city that was built on heavy manufacturing could not, however, endure the industrial recession of the early 1980s, which resulted in the closure of manufacturing facilities including the former Allis-Chalmers facility. Thousands of jobs were eliminated. From 1979 to 1989, West Allis lost nearly 9,000 manufacturing jobs, experienced a decline of 10,000 residents and watched its average wage drop by 25% (Dr. Sammis White, 1989). The industrial decline that the City has experienced over the past several decades has resulted in many known or perceived brownfields due to former industries vacating their facilities. Challenged by being landlocked by surrounding communities, the City has worked diligently to address brownfields and creatively deployed assessment funds on various brownfield sites. Through progressive efforts, the results are seen in spurred development and new investment in office, manufacturing and housing real estate markets. However, the City's renewal efforts remain challenged by forthcoming plant closings and sites that have seen continued disinvestment and less than optimal land use. The City's Community Development Authority (CDA) plans to perform assessment and planning activities in two key areas as part of this project to help prepare these sites and attract new development. Working collaboratively with the neighborhoods and various City committees, the CDA's efforts will support connections to adjacent neighborhoods and improve access to jobs. These efforts will contribute to growing the City's tax base, and the community's overall sustainability and livability.

The target areas for this assessment grant include the Eastern Industrial Corridor and isolated Western Industrial Properties. The Eastern Industrial Corridor extends from South 70th Street east to the city's eastern boundary along South 53rd Street. The City's eastern industrial corridor is approximately 400 acres, of which approximately 90 acres have been identified as brownfield sites which were formerly occupied for industrial uses such as foundries, motor manufacturing, and salvage yards. The majority of this area is within a federally designated Opportunity Zone. This target area is in need of redevelopment to upgrade vacant industrial properties into productive commercial/industrial properties and to revitalize the community, which has experienced higher rates of unemployment and poverty than other areas of the City. The other target area proposed for this project includes isolated Western Industrial Properties. Specifically, the CDA anticipates conducting planning efforts in the area along the eastern side of the Highway 100 Northern Gateway Corridor (Hwy 100 Gateway) extending from the City's northern limit, Interstate I-94, south to West Greenfield Avenue. This section of Hwy 100 is primarily light industrial due to its easy freeway access, while the length of Hwy 100 to the south is primarily commercial. The Hwy 100 Gateway was generally developed in the mid-1900s, and much of this area is underutilized. The CDA intends to conduct planning activities to evaluate the economic status and spur industrial renewal along this corridor.

1.a.ii. Description of the Priority Brownfield Site(s): The CDA has identified several brownfield sites to be assessed and targeted for redevelopment within the identified target areas – Eastern Industrial Corridor and Western Industrial Properties. Information on a few of the high priority sites in each target area are included in the table below.

Project	Description
<i>Eastern Industrial Corridor</i>	
Jonas Builders	This 6.88-acre site is located at 6607-6610 W Mitchell St. and is improved with 155,000 square feet of buildings constructed in 1910. The building is currently used as cold storage, an ecommerce warehouse, and auto-body work business, and it was formerly used for manufacturing by the Bayley Blower Company from 1955-1988. There are no known prior environmental investigations at the site, and given its long-time industrial usage, potential developers are reluctant to invest in this property. Suspected environmental issues include historic use of petroleum products, cleaning solvents, heavy metals, & PCBs.
Former Teledyne/Wisconsin Motors Site	This 9-acre former industrial property is located at 1910 South 53 rd St. The site was originally developed in 1910 by Wisconsin Motor Manufacturing and was purchased in 1969 by Teledyne Corporation who closed the factory in the early 1990s. A 2010 Phase II ESA discovered petroleum impacts, isolated elevated lead concentrations in soil and chlorinated solvent impacts. Site buildings were demolished under a raze order issued because of partial building collapse and other deteriorated conditions. Milwaukee County currently owns the site due to back taxes. Limited investigation has been done under the County's ownership, and the site has remained vacant since demolition. A developer is interested in a public-private partnership to develop light industrial space but is challenged by the environmental risk.
<i>Isolated Western Industrial Properties</i>	
116th and Morgan site	This site is a vacant 14-acre parcel, which is currently used for the City's Department of Public Works leaf and brush storage. It is underutilized and located along the Root River Parkway. Potential environmental issues may be related to contamination by foundry sand fill placed by the prior owner of the site, based on reports from adjacent properties. Abutting development has occurred and multiple developers have an interest in this site for residential development.
Hwy 100 Gateway Area	This area consists of an approximate 25-acre area located on the north end of the Hwy 100 corridor at a primary entry to the City of West Allis. The area is characterized by warehouses and storage facilities, with prior industrial usage, and is notably underutilized. The City wishes to evaluate higher and better site usage opportunities that would increase tax base for the City and evaluate for perceived environmental contamination. A market feasibility study would be completed as part of this grant. The real estate community has indicated a higher demand for the land, and a current property owner has expressed interest in a larger scale development but is uncertain of the market potential and environmental condition.

The 116th and Morgan site is located adjacent to the Root River Parkway, which is part of the Milwaukee County Park System and establishes a greenway along the Root River. Because of its location along the Root River Parkway, this site would be ideally suited for multi-family residential use, once environmental conditions have been characterized and remediated.

1.b. Revitalization of the Target Area

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans: The City published a 2030 Comprehensive Plan (the "2030 Plan") in February 2011 to guide its planning and provide long-term vision for redevelopment and revitalization throughout the city. The CDA's redevelopment strategies and plans for the target areas as part of *this project* align with the City's overall land use and 2030 plans.

Within the isolated Western Industrial Properties target area, the Hwy. 100 Gateway was identified for projected redevelopment in the 2030 Plan to maximize the tax base and capitalize on the built infrastructure within the area. This goal will be accomplished through increasing densities and providing supply chain and workforce connections at one of the busiest stretches of interstate highway in the State of Wisconsin, the "Zoo Interchange". For this grant, site reuse planning is proposed for the commercial redevelopment of the Hwy. 100 Gateway area priority site, aligning with the City's plans. Also, the 2030 Plan includes the redevelopment of the 116th and Morgan site as a residential neighborhood, and assessment activities planned for this grant are consistent with the City's revitalization plans.

In the Eastern Industrial Corridor target area, the priority brownfield sites are targeted for mixed-use commercial/residential developments to provide additional housing and commercial options or commercial/industrial developments to provide family-supporting jobs. Opportunities to include

potential recreational and community park areas are also considered within this target area. Assessment activities proposed for this grant will help carry out the redevelopment plans outlined in the 2030 Plan. The City has also leveraged 16 Tax Increment Financing Districts (TIDs) throughout the city to facilitate redevelopment, and TID 12 includes the Former Teledyne site and additional TIDs have been created throughout the corridor to attract private investment.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy: The proposed project will stimulate economic development in the target areas through the assessment of blighted, vacant former industrial properties and site reuse planning to achieve optimal use of blighted properties. The assessment activities proposed for this project will identify the presence of contamination, identify site cleanup needs and help attract developers to these sites. When equipped with assessment information, the CDA will collaborate with developers on the necessary economic tools that can support the project while creating jobs and/or additional housing stock in the city. Additionally, as part of the 2030 Plan, there is an established goal to encourage “green” residential development for housing construction and improvements through the promotion of energy conservation, use of sustainable materials, and improvements in air quality and stormwater management. The assessment of one of the priority brownfield sites located at 116th and Morgan will encourage proposed redevelopment of the site as a residential neighborhood benefiting from direct access to the Root River Parkway including pedestrian trails and nature areas. Finally, the site reuse planning proposed for the Western Industrial Properties target area, in the Hwy 100 Gateway, will identify changing consumer trends relative to retail spaces and spur economic development by providing key insights into the market needs for this area and identifying complimentary uses that can fill commercial vacancies and support job growth in the City.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse: The CDA will utilize this community-wide assessment grant to stimulate investment and development throughout the City. The grant will help the CDA tackle brownfields by assessing environmental conditions, evaluating remediation needs, and isolating issues challenging development. The City has proactively utilized Tax Increment Financing, Revolving Loan Funds (RLF), State RLF, Public Trust funds, and other state and private resources to develop a balanced and leveraged capital stack to support projects. Through the grant, the CDA will gain valuable knowledge to help developers determine the contamination risk at sites, develop mitigation strategies, and formulate plans. Further, the new target area Opportunity Zone provides tax advantages to help attract developers and investors to this area. Additionally, the City/CDA has a proven track record of leveraging its Brownfields Cleanup RLF (awarded by EPA in FY11 with supplemental funding in FY18) to support redevelopment activities at key sites. Most recently, the City leveraged its RLF funds to facilitate the construction of a 30,000 sq.ft. health services clinic that added 15 new jobs in the Eastern Industrial Corridor target area. This assessment grant will enable the CDA to apply for future cleanup grants, such as WDNR’s Ready for Reuse cleanup funding, and to leverage resources such as its RLF, leading towards the achievement of its community-wide development goals.

1.c.ii. Use of Existing Infrastructure: Existing utility infrastructure, such as water, sewer, electric, and gas utilities and established, well maintained roadways will be utilized in the future redevelopment of the priority sites in the target area. Also, many sites often have access to a public transportation network and the Hank Aaron trail and bike share program. The availability of existing infrastructure is a benefit that the CDA/City can offer potential developers in comparison to the greenfield sites in neighboring communities with which the City’s brownfield sites compete. Also, if the CDA is to be able to reuse existing industrial buildings at some of its brownfield sites, there is urgency to assess these properties and put them back into productive reuse before these vacant buildings deteriorate. The availability of existing utility infrastructure and the ability to reuse some existing buildings will be integrated into the CDA’s revitalization plans for the priority sites, including the Jonas Builders site.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding: The target area is home to properties that exhibit disinvestment signs experienced from an industrial past and continued neglect, and this assessment grant will assist the target community, a population that has historically been underserved, in assessing its brownfields for future cleanup and redevelopment. The Eastern Industrial Corridor target area has seen growth and investment through brownfield improvements and adaptive reuses, but formerly heavily industrial properties continue to decline, and the CDA just received notice of an upcoming significant plant closing that is not yet publicly announced. The target area consists of Census Tracts 1001 and 1002 which is characterized as an area of low to median household income and per capita income below the city, state, and federal levels (2008-2012 American Community Survey [ACS] 5-year estimates; more recent ACS data was not available for the census tracts). A higher percentage of residents in this area face higher rates of poverty and unemployment, lower basic levels of education, and receive food assistance. Similarly, in the Western Industrial Properties target area, the community experiences higher unemployment rates than the city, state, and nation, while also experiencing lower educational achievement than the city and state estimates. The target areas and City have an older housing stock with limited growth in the tax base causing fiscal constraints on the target area's ability to draw on or derive other funding sources to initiate and carry out assessment and redevelopment activities in the area (2008-2012 ACS, see table below).

Data Type	Eastern Industrial Corridor		Western Industrial Props.	City of West Allis ⁽²⁾	Wisconsin ⁽²⁾	USA ⁽²⁾
	CT1001 ⁽¹⁾	CT1002 ⁽¹⁾	CT1007 ⁽¹⁾			
Population ⁽¹⁾	3,846	4,142	2,665	60,546	5,763,217	321,004,407
Median HH Inc. ^(1,2,3)	\$43,448	\$39,750	\$51,544	\$47,669	\$56,759	\$57,652
Per Capita Inc. ^(1,2,3)	\$21,356	\$20,663	\$26,681	\$24,906 ⁽¹⁾	\$30,557	\$31,177
% Unemployment ^(1,2)	9.1%	7.8%	6.9%	5.2%	4.7%	6.6%
% Less than High School ^(1,2,4)	10.6%	23.3%	9.1%	7.4%	7.0%	11.4%
% Below Poverty ^(1,2)	23.8%	20.0%	6.0%	13.3%	11.8%	13.8%
% HH with Food Stamps/SNAP ⁽¹⁾	19.9%	24.6%	13.7%	14.6%	12.1%	12.6%
% Workers without car ^(1,2,5)	8.6%	7.7%	3.1%	3.5%	2.7%	4.4%
% Pre-1939 Housing ^(1,2)	NA	NA	NA	28.8%	19.4%	12.5%

(1) 2008-2012 American Community Survey 5-year Estimates; Source: US Census Bureau (Most recent data available for City's census tracts.); (2) 2013-2017 American Community Survey 5-year Estimates; Source: US Census Bureau; (3) Median HH Income or Per Capita Income in the Past 12 Months (in 2012 or 2017 Inflation-adjusted dollars, respectively); (4) Calculated by dividing educational attainment less than high school by population 25-64 years old.; (5) Calculated by dividing the total workers with no vehicle available by the total workers 16 years or over.; HH = Household ; Inc. = Income. Bold font indicates the factor exceeds or is less than (depending on the factor) city, state, and national estimates.

2.a.ii. Threats to Sensitive Populations

2.a.ii.(1). Health or Welfare of Sensitive Populations: This assessment grant will support the identification and reduction of risks to the health and welfare of children and low-income communities. The target communities experience higher rates of poverty than the city, state, and nation, and children face decreased educational achievement, with 9.1 to 23.3% of people having less than high school educational achievement. The table above shows that educational achievement for *all census tracts* in the target areas is lower than the city and state estimates. Additionally, the West Allis-West Milwaukee School District conducted a community survey in 2014-2015 and **identified 2.2% of students as being homeless** during that school year (WAWM Community Health Assessment 2015). This grant will aid in the future redevelopment of brownfields in these target areas to provide more housing options for families to raise their children and more job opportunities.

2.a.ii.(2). Greater than Normal Incidence of Disease and Adverse Health Conditions: The target area communities likely experience higher rates of exposure to lead-based paint and asbestos due to the aging housing stock, as 28.8% of homes in the City were built prior to 1939 (2013-2017 ACS 5-year estimate). Lead-based paint exposure can impact the nervous system, kidneys, and other body systems, and it can

also impact children's intelligence, neurobehavioral development, growth, and hearing (Centers for Disease Control and Prevention, 2011). According to the Wisconsin Department of Health Services (DHS), the state average of children less than 6 years old with blood levels exceeding 5 micrograms per deciliter (ug/dL) between 2013-2016 was 7.6%. Within the Eastern Industrial Corridor target area, **8.7% of children tested in CT1001 between 2013-2016 had childhood blood lead levels above 5 ug/dL.**

Asbestos is another environmental concern in older housing stock due to the small fibers that can be breathed in, causing asbestos-related diseases, such as asbestosis, lung cancer, and mesothelioma (Agency for Toxic Substances and Disease Registry). This grant will help create improved housing stock options to reduce sensitive populations' exposure to these environmental concerns with older homes.

2.a.ii.(3). Economically Impoverished/Disproportionately Impacted Populations: The West Allis community was founded upon the successes of industry, and although it has experienced great loss due to factories closing their doors starting in the 1980s, the community has also experienced exposures to environmental contaminants discharged to air, water, and land by its industries. Based on Toxic Release Inventory (TRI) data for reporting year 2017, a total of 10,041 pounds of toxic chemicals were released to the air during 2017. Additionally, the city is bordered to the north by Interstate 94, and cut in half by Interstate 894, a bypass of downtown Milwaukee, both of which contribute vehicular air pollution to the community. Small particulates emitted from vehicular fumes can promote heart disease and strokes. Thousands of homes and businesses are located within 1,000 feet or less of these two interstate highways, increasing the risk to the community's health, especially during congested peak hours. The "Zoo Interchange" freeway Interchange, the busiest Interchange system in the State of Wisconsin, abuts the City's borders, further contributing to vehicular emissions into the City's air.

2.b. Community Engagement

2.b.i. Community Involvement: The CDA actively engages with local community partners in its redevelopment projects and improvements in the community overall. The City of West Allis supports neighborhood associations and "believes that increasing citizen participation benefits the whole community by creating a positive environment of shared responsibility and collaboration" (City of West Allis website, 2018). The CDA will work closely with the appropriate neighborhood associations and other partners identified in the table below to solicit community input regarding sites to be cleaned up and the redevelopment plans for the priority sites.

Partner Name	Point of Contact	Specific Role in Project
East Allis Neighborhood Association (EANA)	Nonresponsive – personally identifiable info Nonresponsive – personally identifiable info	The EANA is a not-for-profit organization that promotes developing a safe neighborhood community to work and live in, and the EANA will assist with the gathering of community input and distributing project information in the Eastern Industrial Corridor target area as part of this grant.
Rainbow Gardens Neighborhood Assoc. (RGNA) and Rosehill Neighborhood Assoc. (RNA)	https://www.rainbowgardensna.com/ https://www.facebook.com/RosehillNeighborhoodAssociation/	The RGNA and the RNA are neighborhood organizations in the Western Industrial Properties target area. They will assist the CDA with this grant by gathering of community input and distributing project information related to the Western Industrial Corridor target area.
Downtown West Allis Business Improvement District (BID)	Dianne Eineichner, (414) 774-2676 director@downtownwestallis.org	The Downtown West Allis BID promotes community development and works to attract new businesses to its downtown and surrounding areas. The Downtown West Allis BID will collaborate with local businesses to evaluate community needs and opportunities and share project information and progress.

2.b.ii. Incorporating Community Input: The CDA actively engages with the public through open meetings and public hearings before the Plan Commission, Community Development Authority and Common Council. As redevelopment activities such as the planning and assessment activities proposed herein, come to fruition, the CDA will specifically notify the appropriate neighborhood associations regarding meetings and other opportunities for public input. Comments are solicited and responded to at

these meetings as well as televised and available on social media. Plans may be modified based on public input. Additional meetings may be conducted to address public comments where appropriate. The Department of Development staff (who administers EPA-funded grants and is the staff support for the CDA) also contributes to a quarterly City Newsletter which is sent to every single household in the City. This newsletter provides a unique opportunity to reach out to and solicit general citizens, as the CDA seeks involvement in EPA-funded projects and also updates the general public on project progress. The City's communications department has actively promoted public meetings and input through the use of multiple social media outlets such as Facebook, Twitter, etc. Public notices are also shared on an electronic message center monument sign in front of City Hall to highlight upcoming community events.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks and Activities

The following tasks will be completed to implement the proposed project:

Task 1 – Redevelopment Planning: The CDA intends to use 30% of this grant funding to prepare redevelopment plans within the target areas. The Hwy 100 Gateway in the Western Industrial Properties target area is slated for redevelopment as part of the City's 2030 Plan, and redevelopment planning will include a market feasibility study to determine community needs and brownfields revitalization plan to establish short- and long-term goals for the area's redevelopment. A site reuse assessment is also proposed for the former Allis Chalmers office building located at 1126 South 70th Street in the Eastern Industrial Corridor target area, as this 9.1-acre parcel is the final parcel of the former Allis Chalmers campus that has not been redeveloped. The CDA will lead the redevelopment planning, anticipated to begin in Fall 2019, with redevelopment plans completed by Fall 2021.

Task 2 – Phase I Environmental Site Assessments (ESA): Under the direction of the CDA, the CDA's environmental consultant will complete Phase I ESAs at five high-priority sites. Prior to performing the Phase I ESAs, eligibility determination requests will be prepared and submitted for approval to EPA for hazardous substances (H.S.) sites and to WDNR for petroleum (Pet.) sites. The Phase I ESAs will be conducted in accordance with ASTM Standard 1527-13 and the EPA's All-Appropriate Inquiry requirements. Reports will be provided in electronic format, with hard-copy formats provided as needed. These Phase I ESAs will be conducted as required throughout the 3-year project period.

Task 3 – Phase II ESA/Site Investigation/Remedial Planning: The majority of the grant funding will be focused on conducting Phase II ESAs, site investigation, and remedial planning at up to seven (7) sites within the target area. These activities will be conducted by the CDA's environmental consultant. Phase II ESAs are proposed at five (5) sites, with the Jonas Builders site and 116th and Morgan site as two priority sites for these assessments. One Site Investigation report is also proposed to investigate the nature and extent of contamination at one (1) site, with an identified release to the environment based on a Phase II ESA. Remedial action planning and the preparation of a Remedial Action Plan (RAP) for one (1) site is also proposed as part of this grant. A Quality Assurance Project Plan (QAPP) will also be prepared by the environmental consultant as part of this grant, and all sampling activities proposed under this task will be conducted in accordance with the QAPP and applicable Wisconsin Administrative Code (WAC) NR 700 requirements. These Phase II ESA/Site Investigation/Remedial Planning activities will be conducted as required throughout the 3-year project period.

Task 4 – Community Involvement/Programmatic Management: Community input is vital to developing meaningful community projects and energizes the support and success of projects. As part of this grant, the CDA will develop a Community Involvement Plan in the first six months of the grant period. The CDA will procure the services of an environmental consultant during the first six months of the grant period. This plan will include outreach activities such as public meetings, distribution of marketing and informational materials, and coordination with its community partners to share information with the community. The CDA will lead community involvement activities in the target areas, and technical support will be provided by the CDA's environmental consultant.

Additionally, the CDA will conduct program management of this grant under this task, and activities will include tracking outputs and outcomes and reporting on grant progress through quarterly grant

reports and ACRES updates. The CDA's environmental consultant will assist with preparing the quarterly grant reports, under the direction of the CDA. The CDA and its environmental consultant will meet via conference call monthly, with two of the monthly meetings being held in-person. Two CDA staff will also attend an EPA National Brownfields Conference or other local or regional brownfields conference during the 3-year project period.

The CDA will contribute in-kind services to support the grant activities throughout the 3-year project period. In-kind services will include CDA staff time to manage grant activities, track and report project progress, coordinate and secure site access to conduct assessments, and conduct community outreach.

3.b. Cost Estimates and Outputs

The table below provides the budget for this grant proposal, and the descriptions that follow provide information on how the costs were developed, with **outputs shown in bold font**.

Petroleum Assessment Budget					
Budget Categories	Project Tasks				Total
	Task 1: Redevelopment Planning	Task 2: Phase I Environmental Assessment	Task 3: Phase II ESA/ Investigation/Remedial Planning	Task 4: Community Involvement/ Program Management	
Travel				\$1,000	\$1,000
Supplies				\$1,000	\$1,000
Contractual	\$45,000	\$4,750	\$23,000	\$5,250	\$78,000
Total Direct Costs	\$45,000	\$4,750	\$23,000	\$7,250	\$80,000
Total Petroleum Budget	\$45,000	\$4,750	\$23,000	\$7,250	\$80,000
Hazardous Substances Assessment Budget					
Budget Categories	Project Tasks				Total
	Task 1: Redevelopment Planning	Task 2: Phase I Environmental Assessment	Task 3: Phase II ESA/ Investigation/Remedial Planning	Task 4: Community Involvement/ Program Management	
Travel				\$1,500	\$1,500
Supplies				\$1,500	\$1,500
Contractual	\$45,000	\$19,000	\$137,250	\$15,750	\$217,000
Total Direct Costs	\$45,000	\$19,000	\$137,250	\$18,750	\$220,000
Total Haz. Sub. Budget	\$45,000	\$19,000	\$137,250	\$18,750	\$220,000
Total Project Budget					
Total Project Budget	\$90,000	\$23,750	\$160,250	\$26,000	\$300,000

Task 1 – Redevelopment Planning (\$90,000): The CDA proposes to spend 30% of this grant funding on redevelopment planning activities. The project budget includes the following costs and **outputs** associated with this task: 1) **one site reuse assessment** for the former Allis Chalmers office building property, at an estimated cost of \$20,000 (160 hrs at \$125/hr [\$10,000 Pet. and \$10,000 H.S.]); 2) **one market feasibility study** for the Hwy 100 Gateway area, at an estimated cost of \$20,000 (160 hrs at \$125/hr [\$10,000 Pet. and \$10,000 H.S.]); and 3) **one brownfields revitalization plan** for the Hwy 100 Gateway area, at an estimated cost of \$50,000 (400 hrs at \$125/hr [\$25,000 Pet. and \$25,000 H.S.]).

Task 2 – Phase I ESA (\$23,750): The project budget includes **five Phase I ESA reports**, at a cost of \$4,750 each (1 Pet. [\$4,750] and 4 H.S. [\$19,000]), with 38 hrs/report at \$125/hr.

Task 3 – Phase II ESA/Site Investigation/Remedial Planning (\$160,250): The project budget includes the following costs and **outputs** associated with this task: 1) **QAPP Preparation**, 40 hrs at \$125/hr (\$2,000 for Pet. and \$3,000 for H.S. [\$5,000]); 2) **five Phase II ESA reports**, at a cost of \$21,000 each, \$6000 laboratory and drilling services and 120 hrs at \$125/hr for each Phase II (1 Pet. [\$21,000] and 4 H.S. [\$84,000]); 3) **one site investigation report**, at a cost of \$40,000, \$11,000 laboratory and drilling services and 232 hrs at \$125/hr (1 H.S. [\$40,000]); and 4) **one remedial action plan**, at a cost of \$10,250, 82 hrs at \$125/hr [1 H.S. [\$10,250]].

Task 4 - Community Involvement/Programmatic Management (\$26,000): The project budget includes the following costs and **outputs** associated with this task: 1) contractual support for public meetings,

*assuming 6 hrs per public meeting at a rate of \$125/hr for 2 public meetings per year for 3 years (\$1,500 Pet. and \$3,000 H.S. [\$4,500]); 2) contractual support for **twelve quarterly grant reports**, at 5 hrs per quarterly report at a rate of \$125/hr for 12 quarters (\$2,500 Pet. and \$5,000 H.S. [\$7,500]); 3) contractual support for monthly progress meetings, assuming 2 hrs per meeting for 36 months, at a rate of \$125/hr (\$3,000 Pet. and \$6,000 H.S. [\$9,000]). The CDA has budgeted \$2,500 in supplies (\$1,000 Pet. and \$1,500 H.S. [\$2,500]), including \$1,000 - printing costs, \$1,000 - graphic displays for meetings, and \$500 - advertising public notices. Also, costs are included in this task for two CDA staff members to attend EPA National Brownfields Conference (\$1,000 Pet. and \$1,500 H.S. [\$2,500]), including airfare of \$500 per conference (\$1,000), hotel and meals, at \$200/day for 6 days (\$1,200), and incidentals, such as taxi, etc. at \$50/day for 6 days (\$300).*

3.c. Measuring Environmental Results

The outputs, overall results, and eventual outcomes of this grant will be tracked monthly during meetings or conference calls between the CDA and its environmental consultant. The CDA will utilize existing project reporting methods to monitor project status monthly and quarterly. Progress reports will be provided monthly at CDA meetings, and quarterly progress reports will be submitted timely to EPA at the end of each quarter during the project period. The ACRES database will also be updated quarterly.

For each project task, a schedule will be prepared at the start of the task to specify milestone dates and to aid in move toward the completion of the task in an efficient manner. An overall grant schedule will be prepared at the start of the period of performance to prioritize the CDA's needs and goals for the grant period. These schedules will be maintained electronically for easy sharing between the CDA and its partners, and the schedules will be updated quarterly, or more frequently as needed.

The outputs described in the previous section will be tracked during the monthly meetings or conference calls between the CDA and the environmental consultant, while eventual outcomes (such as jobs created, housing units created, and acres of land made available for redevelopment) will be tracked by the CDA and the City's Department of Development through a performance measurement report to the City Administrator and aligned with the City's Five Year Strategic Plan. Tracking is conducted through excel reports and monitored quarterly.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure

The Community Development Authority (CDA) is the development arm of the City that manages redevelopment and housing initiatives and programs. The CDA consists of seven members (five residents and two elected alderpersons). City staff support and coordinate the mission of the CDA. The CDA has a proven track record of implementing creative solutions to brownfield sites and successfully managing grants and financial tools that foster new tax base, employment opportunities, and a more sustainable community. The program team for the CDA will include the following members:

Patrick Schloss-Community Development Manager: Mr. Schloss will serve as project manager and will be the main point of contact for the project. The Project Manager will lead all community outreach efforts and project development for the grant. He will be responsible for the day-to-day operations, including reporting, bidding, coordination of consultant activities, budgeting, etc. Patrick's experience includes grant management for USEPA, CDBG, Section 8, HOME, and various other federal grants. He also oversees the economic development loan portfolios; tax increment financing; participates in developer negotiation; and assists manufacturing expansions and job retention/creation efforts. He has presented at various professional conferences on business development, redevelopment, New Market Tax Credits, and CDBG entitlement conferences on leveraging federal grants.

John Stibal-Executive Director: Mr. Stibal will assist in presenting the status of grant activities to various community groups and will bring over 37 years of community development experience to the decision-making process on the expenditures of project funds and selection of sites. Mr. Stibal's experience in land use and economic development project implementation will play an active role in forging public/private ventures that lead to brownfield reclamation and reduce barriers to community

development. He is recognized leader in brownfield redevelopment and frequent lecturer and presenter of case studies at various conferences. He has also helped craft legislation on environmental liability and served as key strategist and principal negotiator for public agencies in major brownfield redevelopment projects, creatively utilizing new approaches to limiting environmental liability, structuring public/private financial packages to closing negotiations of environmentally sensitive properties.

Shaun Mueller-City and Economic Development Coordinator: Mr. Mueller will assist with developer negotiation, coordinating GIS mapping activities, grant reporting, community presentations, tracking progress relative to targeted populations, and reaching out to sensitive populations. He has 17 years of experience in city planning, redevelopment and economic development activities.

Kris Moen-Deputy Finance Director: Ms. Moen of the City's Finance Department will provide financial tracking and coordination of auditing and review of expenditures. She has 20 years of experience in providing these services to the City/CDA.

Together, the team will meet to form goals, strategies, and responsibilities within the program work plan. Utilizing existing project reporting methods, project status will be monitored monthly and quarterly. Progress reports will be provided monthly to the CDA and at regularly-scheduled meetings of other citizen groups to inform stakeholders and decision-makers regarding current project activities and expenditures. Quarterly progress reports will be submitted to EPA by month-end following the end of the quarter. The ACRES database will be updated quarterly as well. The project team and manager work closely with other City Departments including legal, health, finance, engineering and planning.

4.a.ii. Acquiring Additional Resources

The CDA will acquire additional expertise and resources needed to complete the project successfully. The CDA will obtain competent environmental expertise through the selection of a consultant in accordance with Federal Procurement Requirements and established CDA procurement processes.

Additionally, grant project team members Mr. Schloss and Mr. Stibal manage the City's Community Development Entity, First-Ring Industrial Redevelopment Enterprise Inc. (FIRE), a recipient of over \$273-million of new market tax credits. FIRE has been instrumental in funding redevelopments and business expansions involving brownfield sites that have contributed to 3,473 permanent jobs, 2,047 construction jobs, and 2,484,309 sq. ft. of development within distressed neighborhoods. The project team will work closely with FIRE to identify key projects to successfully complete this project and effectively ready sites for redevelopment within the target area.

4.b. Past Performance and Accomplishments

4.b.(i). Currently Has or Previously Received an EPA Brownfields Grant: Since 1999, the City and CDA have received and successfully administered six USEPA Brownfield grants. The three most recent grants include two cleanup grants and one revolving loan fund grant with one supplemental award.

4.b.(i).1.Accomplishments: The City and the CDA have successfully administered the following grants and have successfully performed all work under each grant as discussed below.

Year	Grant Type/Number	Grant Amount	Funds Spent	Funds Remaining
FY08	Cleanup/BF-00E68001	\$400,000	\$400,000	\$0
FY 11	Cleanup/BF-00E00911	\$200,000	\$200,000	\$0
FY11/FY18	RLF/Supp. RLF/BR-00E00912-0	\$1,500,000	\$769,013	\$730,987

BF-00E68001 was awarded to the City in 2008 for clean-up on the PST-North site and the 700 properties site. The grant was instrumental in dealing with the PST-North site, a contaminated property left to a bankruptcy trust. The City removed several USTs from the PST-North site (Greenfield Avenue parcel) along the northern property line. Additional monitoring wells were installed and the removal of a light non-aqueous phase liquid was addressed. The site was recently redeveloped with a comprehensive health care clinic offering urgent care, primary and specialty care, pharmacy, laboratory and medical imaging. The facility added 15 new jobs to the area and is attracting new neighborhood small businesses such as retail and restaurants as well as an expanding manufacturer that moved from a suburban location to West Allis bringing 80 existing employees and 40 future positions. Final site capping was completed

in conjunction with the redevelopment utilizing an RLF loan to assist with the funding gap. All grant funds were drawn for the PST-North site, and the project is successfully completed and closed per EPA in 2011.

The 700 properties portion of the grant was completed in 2012, and all grant funds were utilized to conduct soil management and install an engineered barrier relative to contaminated soils. The soil management included the excavation of soils for future development and the necessary soil capping. A developer was selected with plans for \$14 million development consisting of 52 apartments with 25,000 sq. ft. of retail space. The City is currently working with the new developer and anticipates providing an RLF loan to assist with contaminated soil management during construction. EPA granted an extension due to the Great Recession and developer challenges from the economic downturn. All grant funds were drawn for the 700 Properties site, and the project is successfully completed and closed per EPA.

BF-00E00911 was awarded to the CDA in 2011 for clean-up on a former Milwaukee Gray Iron parcel at 1502 S. 83rd St. The project scope included the remediation of PAH contamination and construction of an engineered barrier. The site was redeveloped as a hotel and local event center. The hotel brought a total of 80 new jobs to the City and provided much needed lodging accommodations across from the Wisconsin State Fair Park. On the balance of the site, a \$40 million development of 203 market rate apartments development is underway and is expected to open in 2020. All grant funds were drawn, and the project was successfully completed and closed per EPA in 2012.

BR-00E00912 was awarded to the City in 2011 for establishment of a Revolving Loan Fund. The City provided a \$369,507 loan for environmental remediation and capping of the former Yellow Freight site to Mister Rogers, LLC. Mister Rogers LLC redeveloped the site with two single-story modern industrial buildings totaling 122,000 square feet; remediated 4 acres; redeveloped 9.6 acres; increased property value by \$11.3 million; and created 130 jobs. The City also provided a subgrant for \$99,135 for the clean-up of a release of trichloroethene that occurred near the property line of the former Home Juice Site and an adjacent scrap yard. This site has been converted for office space, with renovation of the existing structure and construction of additional buildings to create a single-story office complex. Approximately 1.7 acres were remediated and redeveloped; property value was increased by \$800,000; and 20 new jobs were created. In 2017, the City provided a loan on the PST-North site to assist the developer in contaminated soil management and cap modification in conjunction with their construction of a 30,000 square-foot comprehensive health care clinic offering urgent care, primary and specialty care, pharmacy, laboratory and medical imaging. This project resulted in the remediation/redevelopment of 2.7 acres and the creation of 20 new full-time jobs from their prior location, bringing the total employment at this facility to 90 positions. Further, the City is negotiating with developers for future RLF funding on several contaminated sites to determine the appropriate level of funding for remedial actions in conjunction with their proposed redevelopment projects.

4.b.(i).2. Compliance with Grant Requirements: The City/CDA is in compliance with the workplan, schedule and terms and conditions of the current and prior EPA grants. The City has made progress on achieving the expected results of the current RLF grant. One grant extension was requested and approved on the RLF, and the City is in negotiations with developers regarding future loans to close out the balance of the original loan and the supplemental funding. Extensions were required on the RLF and the FY08 cleanup grant for the 700 Properties site because of the Great Recession and developers' needs to assemble the complete financing package, as the RLF is often a smaller piece of the broader sources of funds for redevelopment projects. The City is up-to-date with submittal of quarterly reports and ACRES reporting on its current RLF grant. The City's and CDA's closed EPA Brownfield Grants were fully expended at the time of closure.

Attachment A: Threshold Criteria for Cleanup Grants

III.B.1 Applicant Eligibility

The Community Development Authority of the City of West Allis (CDA), as the applicant, is a governmental entity that operates as an agent of a general-purpose unit of local government, specifically the City of West Allis and is therefore considered an eligible applicant as per Section III.A. of the FY19 Guidelines for Brownfields Assessment Grants. A copy of the Ordinance to Create the Community Development Authority of the City of West Allis and their by-laws is attached to this application.

III.B.2 Community Involvement

The CDA is committed to informing and involving the community and other stakeholders during the planning, implementation and Brownfield assessment activities as described in this proposal. The CDA will use a 3- tiered approach to community involvement: 1) Public meetings which will be advertised through several public media outlets; 2) general citizen informational sessions, such as National Night Out, the annual Fire Department Open House and the Neighborhood Partnership Program meetings; and 3) partnership with focused community organizations, including the Downtown West Allis Business Improvement District and the East-Allis, Rosehill and Rainbow Gardens Neighborhood Associations. These community involvement activities are discussed in more detail in Section 2.b. of the Ranking Criteria narrative of this application.

III.B.3 Expenditure of Assessment Grant Funds

The CDA does not currently have an active EPA Brownfields Assessment Grant

III.C. Additional Threshold Criteria for Site-Specific Proposals Only

Not applicable. The CDA is applying for a community-wide assessment grant. After receiving this grant, the CDA will request a determination from the EPA for each Hazardous Substances site or from the Wisconsin Department of Natural Resources for each Petroleum site proposed for assessment using the Threshold Criteria provided in Section III.B. of the FY19 Guidelines for Brownfields Assessment Grants.

ORDINANCE NO.

5655

AN ORDINANCE TO CREATE THE COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF WEST ALLIS

By Administration and Finance Committee

The Common Council of the City of West Allis do ordain as follows:

PART I. Section 2.53 of the Revised Municipal Code of the City of West Allis is hereby created to read:

2.53 COMMUNITY DEVELOPMENT AUTHORITY.

(1) Authority. Section 66.4325 of the Wisconsin Statutes authorizes the Common Council to adopt an ordinance creating a housing and community development authority.

(2) Findings and Declarations. The findings and declarations made in sec. 66.40(2), 66.43(2), 66.431(2) and 66.435(2) of the Wisconsin Statutes are in all respects adopted, restated and incorporated herein; there exists a need for blight elimination, slum clearance, urban renewal and community development programs and projects and housing projects in the City; a housing and community development authority, functioning within the City, constitutes an effective and efficient means for preventing and eliminating slums in blighted areas and preventing the reoccurrence thereof and for the elimination of insanitary or unsafe inhabited dwelling accommodation and to provide safe and sanitary dwelling accommodations for person of low income; and, the necessity for said authority is hereby declared as a matter of legislative determination.

(3) Creation. Pursuant to sec. 66.4325 of the Wisconsin Statutes, there is hereby created the Housing and Community Development Authority as a separate body politic for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects; which authority shall be known as the "Community Development Authority of the City of West Allis."

(4) Termination of Housing Authority. The Housing Authority of the City of West Allis created under sec. 66.40 of the Wisconsin Statutes and operating in the City is terminated and all powers, duties and functions set out in sec. 66.40 of the Wisconsin Statutes for housing authorities are hereby vested in the Community Development Authority.

(5) Exclusive Authority. The Community Development Authority shall have the exclusive power to proceed to carry on blight elimination, slum clearance and urban renewal projects in the City of West Allis, except that the City may apply, accept and contract for federal grants, advances and loans under the Housing and Community Development Act of 1974 (P.L. 93-383).

(6) Commissioners. The Mayor shall, with the confirmation of two-thirds (2/3) majority vote of the Common Council, appoint seven (7) resident persons having sufficient ability and experience in the fields of urban renewal, community development and housing, as commissioners of the Community Development Authority.

(a) Two (2) of the commissioners shall be members of the Common Council and shall serve during their term of office as council members.

(b) The first appointments of the five (5) non-council members shall be for the following terms: two (2) for one year and one each for terms of two (2), three (3) and four (4) years. Thereafter, the terms of non-council members shall be four (4) years and until their successors are appointed and qualified.

(c) Vacancies shall be filled for the unexpired term as provided in this subsection.

(d) Commissioners shall be reimbursed their actual and necessary expenses including local travel expenses incurred in the discharge of their duties.

(7) Powers and Duties.

(a) The Community Development Authority shall have all powers, duties and functions set out in secs. 66.40 and 66.431 of the Wisconsin Statutes for housing and redevelopment authorities and as to all housing projects initiated by the Community Development Authority it shall proceed under section 66.40 of the Wisconsin Statutes and as to all projects relating to blight elimination, slum clearance, urban renewal and redevelopment programs, it shall proceed under secs. 66.405 to 66.425, 66.43, 66.431, 66.435 or 66.46 of the Wisconsin Statutes as determined appropriate by the Common Council on a project by project basis.

(b) The Community Development Authority shall act as the agent of the City in planning and carrying out community development programs and activities approved by the Mayor and Common Council under the Federal Housing and Community Development Act of 1974. As to all community development programs and activities undertaken by the City under the Federal Housing and Community Development Act of 1974, the Community Development Authority shall proceed under all applicable laws and ordinances not inconsistent with the laws of this state.

(c) The Community Development Authority shall act as agent of the City to perform all acts, except the development of the general plan of the City, which may be otherwise performed by the Planning Commission under secs. 66.405 to 66.425, 66.43, 66.435 or 66.46 of the Wisconsin Statutes.

(8) Tax Exemption. Bonds issued on or after January 28, 1987, by the Community Development Authority are declared pursuant to sec. 66.4325(5m) of the Wisconsin Statutes to be issued for an essential public and governmental purpose and to be public instrumentalities and, together with interest thereon and income therefrom, are exempt from taxes.

(9) Controlling Law. The powers conferred under this section shall be an addition and supplemental to the powers conferred by any other law or ordinance. Insofar as this section is inconsistent with any other law, this section shall control.

(10) Construction. This section shall be construed liberally to effect its purposes and the enumeration of specific powers herein does not restrict the meaning of any general grant of power contained in this section nor does it exclude other powers comprehended in such general grant as provided in sec. 66.4325(7) of the Wisconsin Statutes.

(11) Severability. If any provision of this section or any provision of any rule or regulation lawfully promulgated hereunder or any application of this section or rule or regulation promulgated hereunder to any person, firm or corporation or circumstances is held invalid or inoperative, such invalidity or inoperativeness shall not affect other provisions or applications of this section or rules or regulations. The Common Council hereby declares the provisions of this section and all rules and regulations promulgated hereunder are severable.

PART II. The Housing Authority of the City of West Allis is hereby terminated. Any form of indebtedness issued by the Housing Authority shall be assumed by the Community Development Authority. All contracts entered into between the federal government and the Housing Authority, or between such authority and other parties shall be assumed and discharged by the Community Development Authority except for the termination of operations by the Housing Authority. Contracts entered into between the federal government and the Housing Authority shall bind the Community Development Authority in the same manner as though originally entered into by the Community Development Authority. The Community Development Authority may execute appropriate documents to reflect its assumptions of the obligations set forth above.

PART III. Any redevelopment authority created under sec. 66.431 of the Wisconsin Statutes operating in the City of West Allis shall terminate its operations as provided in sec. 66.4325(5) of the Wisconsin Statutes.

PART IV. From the effective date of this Ordinance, the City Clerk shall transmit a certified copy of the ordinance to the Mayor who shall proceed to appoint commissioners of the Community Development Authority as provided in sec. 66.4325(2) of the Wisconsin Statutes.

PART V. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART VI. This ordinance shall take effect October 1, 1989, and be in force from and after its passage and publication.

PASSED: July 18, 1989
(As amended)

Eldon M. Rinka
Eldon M. Rinka, City Clerk

APPROVED: July 20, 1989
(As amended)

Fred J. Cashmore
Fred J. Cashmore, Mayor

6330828

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✓ REGISTER'S OFFICE

Milwaukee County, WI } SS

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OFFICE OF THE CITY CLERK
CITY OF WEST ALLIS
WISCONSIN

Wendy Engel REGISTER
OF DEEDS

November 13, 1989

I hereby certify that the attached is a true and correct copy
of _____ Ordinance No. 5655
_____ passed
~~adopted~~ ~~passed~~ ~~approved~~ by the Common Council of the City of West Allis,
Wisconsin, at a _____ regular _____ meeting of said Common Council held
on the _____ 18 _____ day of _____ July _____, 1989.

6330828

RECORD 12.00

Eldon M. Benka
City Clerk

12.10 6370B

BY-LAWS OF THE
COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS, WISCONSIN

ARTICLE I - THE AUTHORITY

Section 1. Name of Authority. The name of the Authority shall be the "Community Development Authority of the City of West Allis."

Section 2. Powers of the Authority. The powers of the Authority shall be vested in the Commissioners. The number of Commissioners, their appointment and terms shall be as provided in section 66.4325(2) of the Wisconsin Statutes.

Section 3. Seal of Authority. The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority.

Section 4. Offices of the Authority. The principal offices of the Authority shall be at the West Allis City Hall, 7525 West Greenfield Avenue, West Allis, Wisconsin 53214. The Authority may select by resolution other or additional offices from time to time.

ARTICLE II - OFFICERS

Section 1. Officers. Officers of the Authority shall be a Chairperson, a Vice-Chairperson and an Executive Director.

Section 2. Chairperson. The Chairperson, when present, shall preside at all meetings of the Authority. The Chairperson and the Secretary are authorized to execute on behalf of the Authority all contracts, deeds, notes and other forms of obligations or instruments when duly authorized by the Commissioners of the Authority to do so, except in cases where the execution thereof shall be expressly delegated by the Commissioners or by these By-Laws to some other officer or agent of the Authority, or shall be required by law to be otherwise executed; and, in general, shall perform all duties incident to the office of Chairperson and such other duties as may be prescribed by the Commissioners from time to time.

Section 3. Vice-Chairperson. In the case of the absence or disability of the Chairperson, the Vice-Chairperson shall perform the duties of the Chairman and shall also perform such other duties as may be required by the Commissioners.

Section 4. Executive Director. The Executive Director shall be secretary and treasurer of the Authority. He or she shall also be the chief administrative officer of the Authority and shall direct, manage and supervise the Authority's administrative operation and technical activities in accordance with and subject to the direction of the Authority.

The Executive Director shall (a) keep the minutes of the meetings of the Authority in one or more books provided for that purpose; (b) see that all notices are duly given in accordance with the provisions of these By-Laws or as otherwise required by law; (c) be custodian of the records of the Authority; and, (d) keep in safe custody the seal of the Authority and shall

have power to affix such seal to all contracts and instruments authorized to be executed by the Authority; and, (e) in general, perform all duties incident to the duties of the Secretary.

The Executive Director shall have the care and custody of all funds of the Authority. Such funds shall be deposited in the manner provided by law in the name of the Authority in such banks as the Authority may designate by resolution. The Executive Director, by original signature or authorized facsimile, shall sign all orders and checks for the payment of money and shall pay out and disburse such monies under the direction of the Authority. Except as otherwise authorized by resolution of the Authority, all such orders and checks shall be countersigned by the Chairperson. The Executive Director shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting, an account of his or her transactions and also of the financial condition of the Authority. He or she shall give such bond for the faithful performance of his or her duties as the Authority may determine, and the cost thereof shall be paid by the Authority.

The Executive Director is not a Commissioner of the Authority and has no power to vote on any matters which may come before the Authority.

Section 5. Additional Duties. The officers of the Authority shall perform such other duties and functions as the Authority shall prescribe by these By-Laws or by resolutions which it shall from time to time adopt.

Section 6. Election or Appointment. The Chairperson and Vice-Chairperson shall be elected from among the Commissioners of the Authority at the first meeting of the Authority and thereafter at the first meeting of the Authority held in the month of May in each calendar year and shall hold office until the next succeeding first day of June, or until their successors are elected and qualified. The Executive Director shall be appointed by the Authority. In the absence of the Executive Director, a Deputy Director, appointed by the Executive Director, shall assume the duties of the Executive Director. No Commissioners of the Authority shall be eligible for the offices of Executive Director or Deputy Director.

Section 7. Vacancies. Should the offices of Chairperson or Vice-Chairperson become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office.

ARTICLE III - MEETINGS

Section 1. Regular Meetings. The Authority may provide, by resolution, the time and place, for the holding of regular meetings. Such meetings will be held at least monthly and at a uniform time.

Section 2. Special Meetings. Special meetings of the Authority for the purpose of transacting designated business may be called by or at the request of the Chairperson or Secretary or any four Commissioners. Notice of a special meeting shall be mailed to the business or home address of each member of the Authority at least two days prior to the date of such special meeting.

Section 3. Notice of Meetings. Notice of any regular or special meeting shall be given in accordance with subchapter IV, Chapter 19 of the Wisconsin Statutes, Open Meetings of Governmental Bodies.

Section 4. Quorum. The majority of the number of Commissioners of the Authority shall constitute a quorum for the transaction of any business at a meeting of the Authority, but a majority of the Commissioners present, if less than such quorum, may adjourn the meeting to some other time or until a quorum is present.

Section 5. Order of Business - Agenda. The Secretary shall prepare an agenda for each meeting. The order of business shall be as follows:

- (a) Roll Call.
- (b) Scheduled Hearings.
- (c) Approval of Agenda.
- (d) Approval of the Minutes of the Previous Meeting(s).
- (e) Reports.
- (f) Unfinished, New and Miscellaneous Business.

Section 6. Voting. The act of the majority of the Commissioners present at a meeting at which a quorum is present shall be the act of the Commissioners, unless the act of a greater number is required by law or these By-Laws. Voting on all questions coming before the Authority shall be by voice and shall not be recorded by "yeas" and "nays" unless requested by a member of the Authority or otherwise required by law.

Section 7. Parliamentary Procedure. Robert's Rules of Order, Revised, shall govern the conduct of all meetings of the Authority except where the same shall be in conflict with law or these By-Laws.

ARTICLE IV - COMMITTEES

Section 1. Committees. The Authority may establish by resolution committees to review certain matters or issues which come before the Authority from time to time. Such committees shall be created, and the membership appointed, for purpose of study and review of such matters or issues. Such committees shall have no authority to act except to report the matters and issues back to the entire Authority with recommendations for appropriate action to be taken by the entire Authority.

Section 2. Committee of the Whole. Any Commissioner of the Authority may move to go into a Committee of the Whole to consider and report on any matter pending before the Authority. The Vice-Chairperson of the Authority shall preside as chairman of the committee. The committee shall consider any matter referred to it by the Authority and report and make recommendations thereon to the Authority.

ARTICLE V - AMENDMENTS

The By-Laws of the Authority may be amended after an amendment has been introduced at any regular meeting or special meeting and referred to the next regular or special meeting. Adoption of an amendment shall be by a two-thirds vote of the members of the Authority.

ARTICLE VI - MISCELLANEOUS

Section 1. Suspension of Rules. The Authority by unanimous vote may suspend any of its rules or By-Laws except as otherwise provided under applicable provisions of the Wisconsin Statutes.

CERTIFICATION

This is to certify that the foregoing are true and correct copies of Resolution No. 1 and By-Laws, as adopted by the Community Development Authority of the City of West Allis at the first meeting held on November 9, 1989.

COMMUNITY DEVELOPMENT AUTHORITY

By: John F. Stibal
(John F. Stibal)

G0016.1-5 /11/10/89

ORDINANCE NO. O-2014-0015

An Ordinance to Amend Section 2.53 of the West Allis Revised Municipal Code to Update the Statutory References and to Create Subsection 2.53(12) Relating to Appeals of Community Development Authority Decisions.

By Safety and Development Committee

The Common Council of the City of West Allis do ordain as follows:

PART I. Section 2.53 of the Revised Municipal Code of the City of West Allis is hereby amended to read:

2.53 COMMUNITY DEVELOPMENT AUTHORITY.

(1) Authority. Section 66.1335 of the Wisconsin Statutes authorizes the Common Council to adopt an ordinance creating a Housing and Community Development Authority.

(2) Findings and Declarations. The findings and declarations made in sections 66.1201, 66.1331, 66.1333, and 66.1337 of the Wisconsin Statutes, are in all respects adopted, restated and incorporated herein; there exists a need for blight elimination, slum clearance, urban renewal and community development programs and projects and housing projects in the City; a Housing and Community Development Authority, functioning within the City, constitutes an effective and efficient means for preventing and eliminating slums in blighted areas and preventing the reoccurrence thereof and for the elimination of unsanitary or unsafe inhabited dwelling accommodations and to provide safe and sanitary dwelling accommodations for persons of low income; and, the necessity for said Authority is hereby declared as a matter of legislative determination.

(3) Creation. Pursuant to section 66.1335 of the Wisconsin Statutes, there is hereby created the Housing and Community Development Authority, as a separate body politic, for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects; which Authority shall be known as the "Community Development Authority of the City of West Allis."

(4) Termination of Housing Authority. The Housing Authority of the City of West Allis created under former section 66.40 of the Wisconsin Statutes, and operating in the City is terminated and all powers, duties and functions set out in section 66.1201 of the Wisconsin Statutes, for housing authorities are hereby vested in the Community Development Authority.

(5) Exclusive Authority. The Community Development Authority shall have the exclusive power to proceed to carry on blight elimination, slum clearance and urban renewal projects in the City of West Allis, except that the City may apply, accept and contract for federal grants, advances and loans under the Housing and Community Development Act of 1974 C.P.L. 93-383.

(6) Commissioners. The Mayor shall, with the confirmation of a majority vote of the Common Council, appoint seven (7) resident persons having sufficient ability and experience in the fields of urban renewal, community development and housing, as Commissioners of the Community Development Authority. [Ordinance O-2003-0025, 3/4/2003]

(a) Two (2) of the Commissioners shall be members of the Common Council and shall serve during their term of office as Council members.

(b) The first appointments of the five (5) non-Council members shall be for the following terms: two (2) for one year and one each for terms of two (2), three (3) and four (4) years. Thereafter, the terms of non-Council members shall be four (4) years and until their successors are appointed and qualified.

(c) Vacancies shall be filled for the unexpired term as provided in this subsection.

(d) Commissioners shall be reimbursed their actual and necessary expenses, including local travel expenses incurred in the discharge of their duties.

(7) Powers and Duties.

(a) The Community Development Authority shall have all powers, duties and functions set out in sections 66.1201 and 66.1335 of the Wisconsin Statutes for housing and redevelopment authorities and, as to all housing projects initiated by the Community Development Authority, it shall proceed under section 66.1201 of the Wisconsin Statutes, and as to all projects relating to blight elimination, slum clearance, urban renewal, and redevelopment programs, it shall proceed under sections 66.1105, 66.1301 to 66.1327, 66.1331, 66.1333, or 66.1337 of the Wisconsin Statutes, as determined appropriate by the Common Council on a project by project basis.

(b) The Community Development Authority shall act as the agent of the City in planning and carrying out community development programs and activities approved by the Mayor and Common Council under the Federal Housing and Community Development Act of 1974. As to all community development programs and activities undertaken by the City under the Federal Housing and Community Development Act of 1974, the Community Development Authority shall proceed under all applicable laws and ordinances not inconsistent with the laws of this State.

(c) The Community Development Authority shall act as agent of the City to perform all acts, except the development of the general plan of the City which may be otherwise performed by the Plan Commission under sections 66.1105, 66.1301 to 66.1327, 66.1331, or 66.1337 of the Wisconsin Statutes.

(8) Tax exemption. Bonds issued on or after January 28, 1987, by the Community Development Authority, are declared, pursuant to section 66.1335(5m) of the Wisconsin Statutes, to be issued for an essential public and governmental purpose and to be public instrumentalities and, together with interest thereon and income therefrom, are exempt from taxes.

(9) Controlling Law. The powers conferred under this section shall be in addition and supplemental to the powers conferred by any other law or ordinance. Insofar as this section is inconsistent with any other law, this section shall control.

(10) Construction. This section shall be construed liberally to effect its purposes and the enumeration of specific powers herein does not restrict the meaning of any general grant of power contained in this section nor does it exclude other powers comprehended in such general grant, as provided in section 66.1335(7) of the Wisconsin Statutes.

(11) Severability. If any provision of this section or any provision of any rule or regulation lawfully promulgated hereunder or any application of this section or rule or regulation promulgated hereunder to any person, firm or corporation or circumstances is held invalid or inoperative, such invalidity or inoperativeness shall not affect other provisions or applications of this section or rules or regulations. The Common Council hereby declares the provisions of this section and all rules and regulations promulgated hereunder are severable.

PART II. Subsection 2.53(12) of the Revised Municipal Code of the City of West Allis is hereby created to read:

2.53 COMMUNITY DEVELOPMENT AUTHORITY.

* * *

(12) Appeal. The determination of any staff member of the Community Development Authority may be appealed to the Community Development Authority within 30 days of the determination. Decisions of the Community Development Authority are final and shall not be appealed except to circuit court pursuant to the provisions of section 68.13 of the Wisconsin Statutes.

PART III. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART IV. This ordinance shall take effect and be in force from and after its passage and publication.

PASSED: February 18, 2014

/s/ Paul M. Ziehler

City Administrative Officer

Clerk/Treasurer

APPROVED: February 21, 2014

/s/ Dan Devine, Mayor

Published: March 6, 2014

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/30/2019

4. Applicant Identifier:

BF-00E00912-0

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

BF 104(k)

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Community Development Authority of the City of West Allis

* b. Employer/Taxpayer Identification Number (EIN/TIN):

39-6005651

* c. Organizational DUNS:

0761455800000

d. Address:

* Street1:

City Hall, Department of Development

Street2:

7525 W. Greenfield Avenue

* City:

West Allis

County/Parish:

Milwaukee

* State:

WI: Wisconsin

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

53214-4648

e. Organizational Unit:

Department Name:

Department of Development

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Patrick

Middle Name:

M.

* Last Name:

Schloss

Suffix:

Title:

Community Development Manager

Organizational Affiliation:

* Telephone Number:

414-302-8468

Fax Number:

414-302-8401

* Email:

pschloss@westalliswi.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

X: Other (specify)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

Development Authority

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Community-wide brownfield assessment work of the eastern industrial corridor and western industrial properties target area.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: